003.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,000 / 844,000
					USE VALUE:	844,000 / 844,000
					ASSESSED:	844,000 / 844,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCORMACK MARY B & BERNARD M	
Owner 2:		
Owner 3:		
Street 1:	13 MAGNOLIA STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	OSTROWSKA CLARA -
Owner 2:	-
Street 1:	13 MAGNOLIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2353 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	407,300	4,700	432,000	844,000
Total Card	0.092	407,300	4,700	432,000	844,000
Total Parcel	0.092	407,300	4,700	432,000	844,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.69 | /Parcel: 358.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	407,300	4700	4,000.	432,000	844,000		Year end	12/23/2021
2021	104	FV	388,500	4700	4,000.	432,000	825,200		Year End Roll	12/10/2020
2020	104	FV	388,600	4700	4,000.	432,000	825,300	825,300	Year End Roll	12/18/2019
2019	104	FV	301,100	4700	4,000.	459,000	764,800	764,800	Year End Roll	1/3/2019
2018	104	FV	301,100	4700	4,000.	334,800	640,600	640,600	Year End Roll	12/20/2017
2017	104	FV	282,100	4700	4,000.	291,600	578,400	578,400	Year End Roll	1/3/2017
2016	104	FV	282,100	4700	4,000.	248,400	535,200	535,200	Year End	1/4/2016
2015	104	FV	250,900	4700	4,000.	243,000	498,600	498,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTROWSKA CLARA	60877-175		1/2/2013	Estate/Div	500,000	No	No		
DWARESKAS STELL	27698-579		9/23/1997	Family	60,000	No	No		Lillian Ostrowska dod 12/15/1996

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

User Acct

3347

GIS Ref

GIS Ref

Insp Date

08/26/17

!333!

PRINT

Date	Time
12/29/21	18:21:41

LAST REV

Date	Time
09/11/17	10:40:42

ekelly

PAT ACCT. 333

USER DEFINED

Prior Id # 1:	3347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/13/2009	Meas/Inspect	372	PATRIOT
10/26/2000	Inspected	189	PATRIOT
12/21/1999	Inspected	276	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	T - Other	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09623885
Const Adj.:	0.98980200
Adj $ / SQ:	195.311
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655828
Depreciation:	248559
Depreciated Total:	407269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

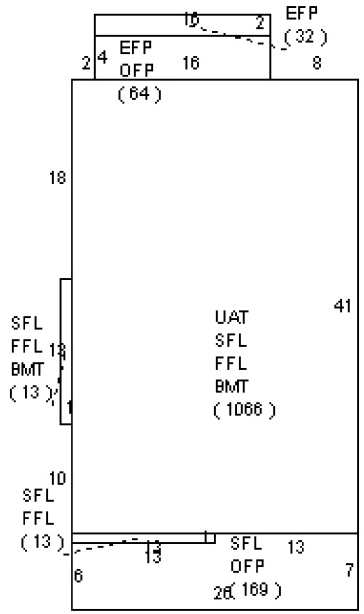
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	195.31
Special Features:	0	Val/Su Net:	101.12
Final Total:	407300	Val/Su SzAd	173.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,261	195.310	246,287
FFL	First Floor	1,092	195.310	213,279
BMT	Basement	1,079	58.590	63,222
UAT	Upper Attic	267	78.120	20,820
OFP	Open Porch	233	23.340	5,438
EFP	Enclos Porch	96	55.020	5,282

Net Sketched Area:	4,028			Total:	554,328
Size Ad	2353	Gross Area	4827	FinArea	2353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700